HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: December 2015

Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will contir ɔ to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

L'Observateur du logement en ligne

On y présente, sous forme de feuillets et de vidéos :

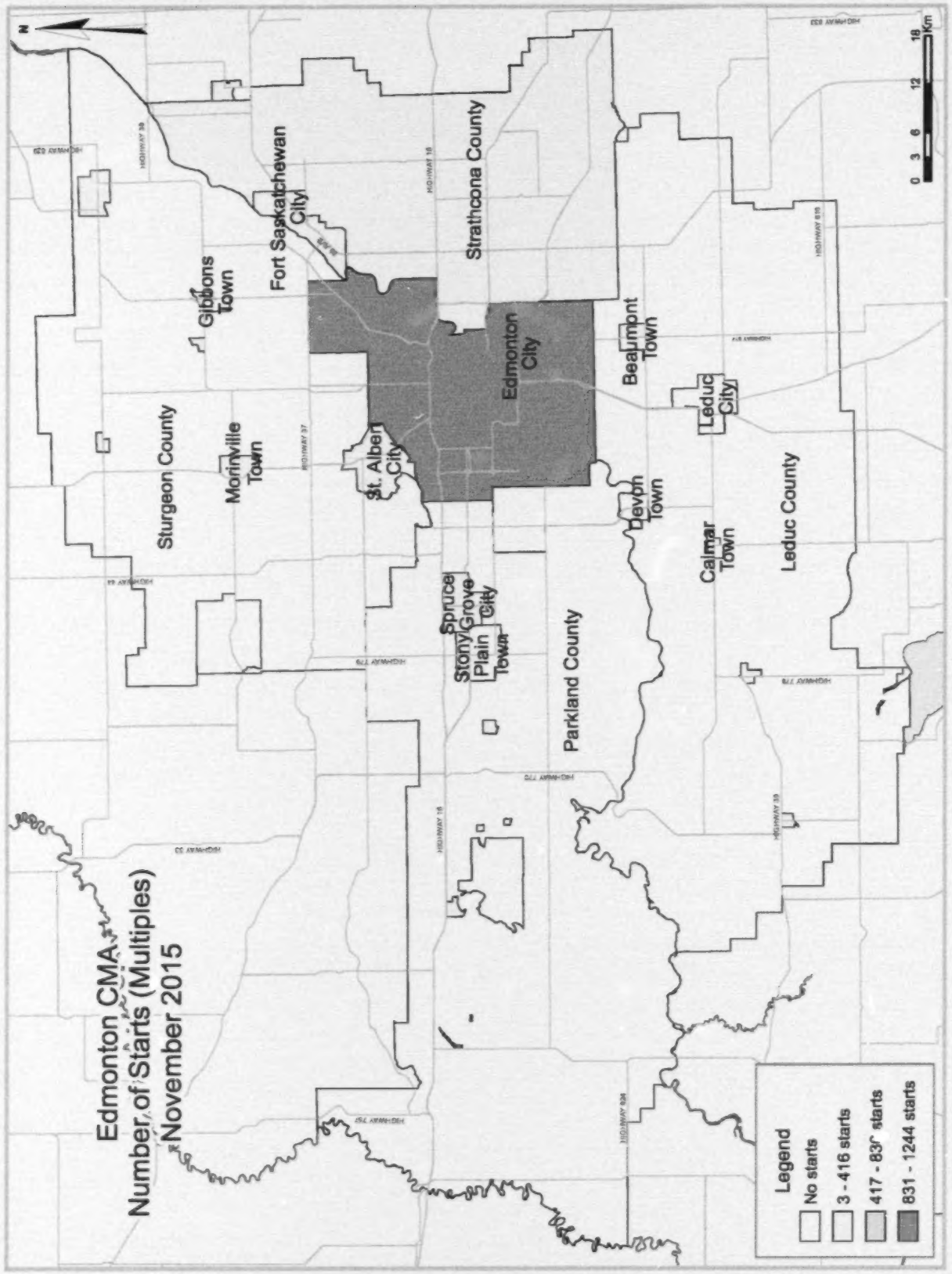
- analyses et données;
- observations pertinentes;
- mises à jour sur les conditions et tendances en matière de logement;

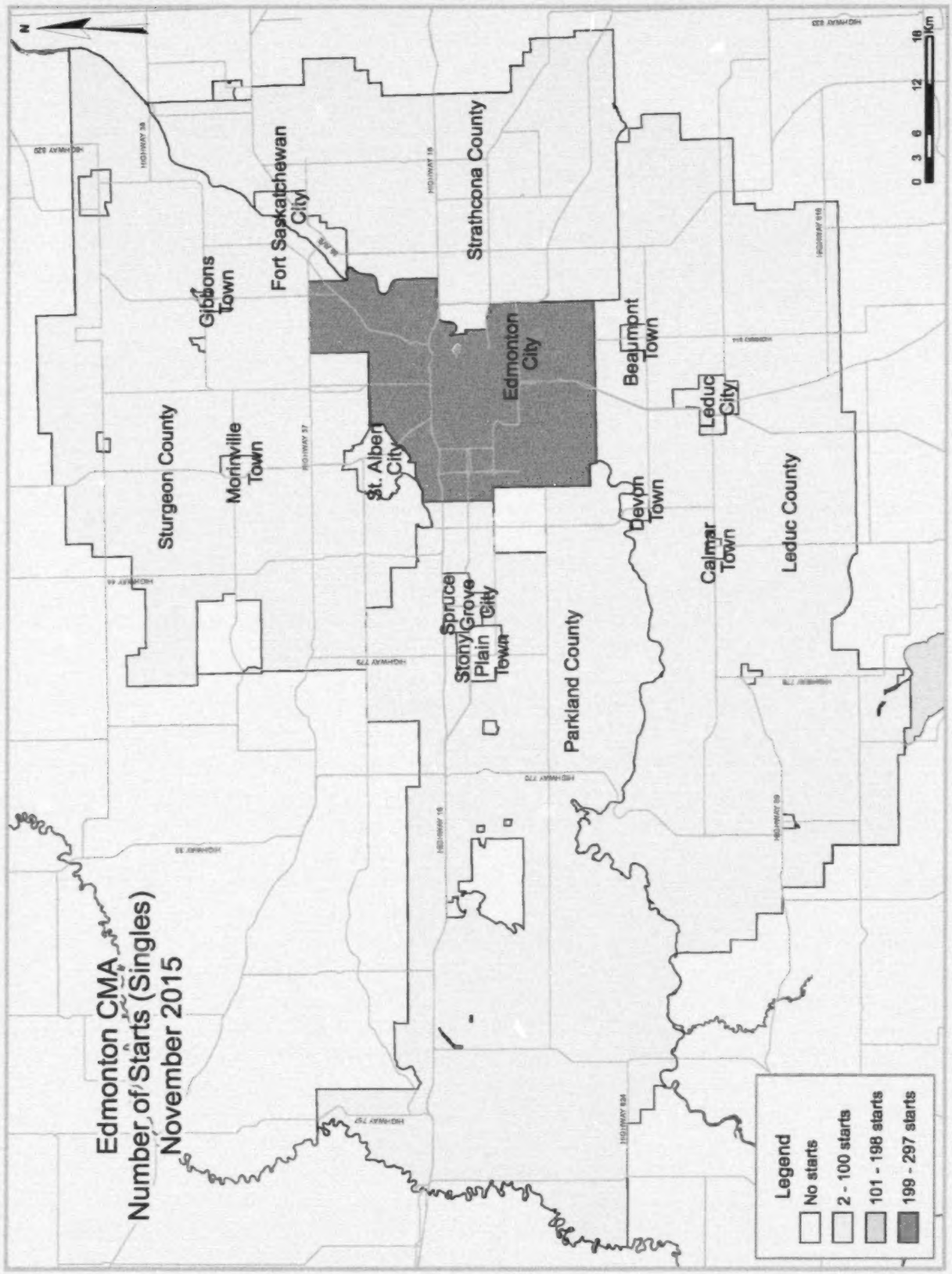
et bien plus encore!

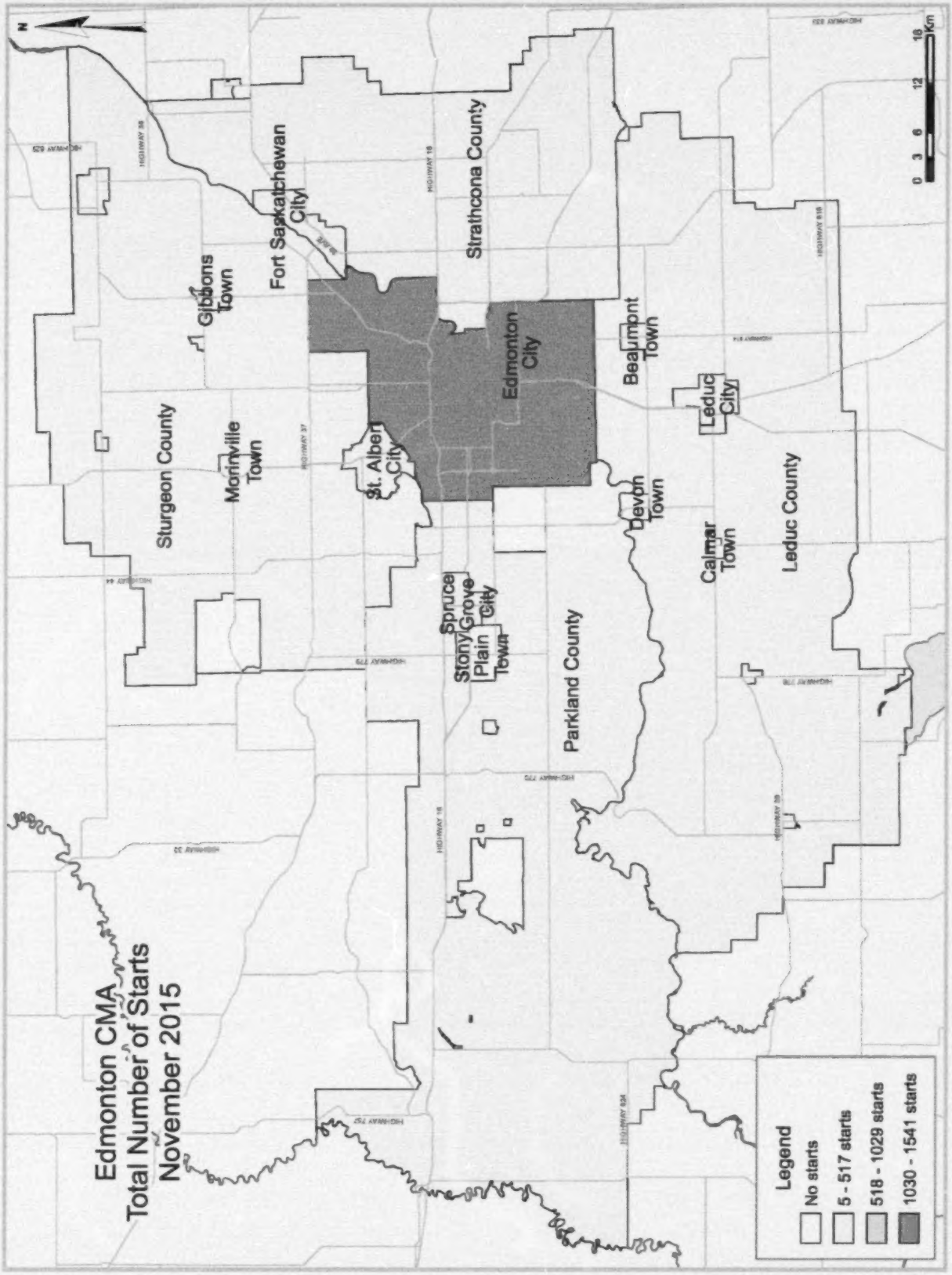
Tous les liens peuvent être facilement diffusés sur les médias sociaux!

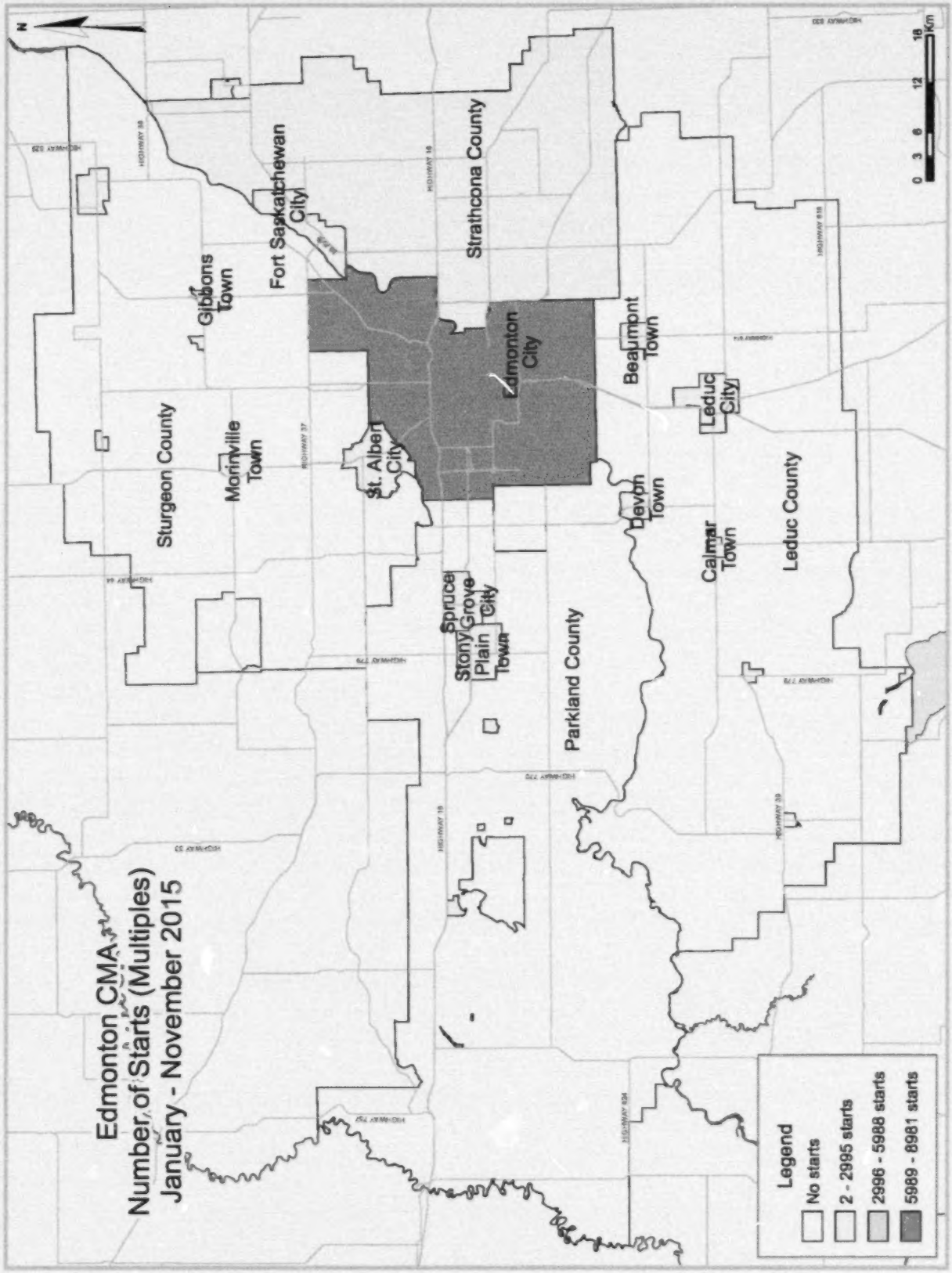
Abonnez-vous dès aujourd'hui pour demeurer informé!

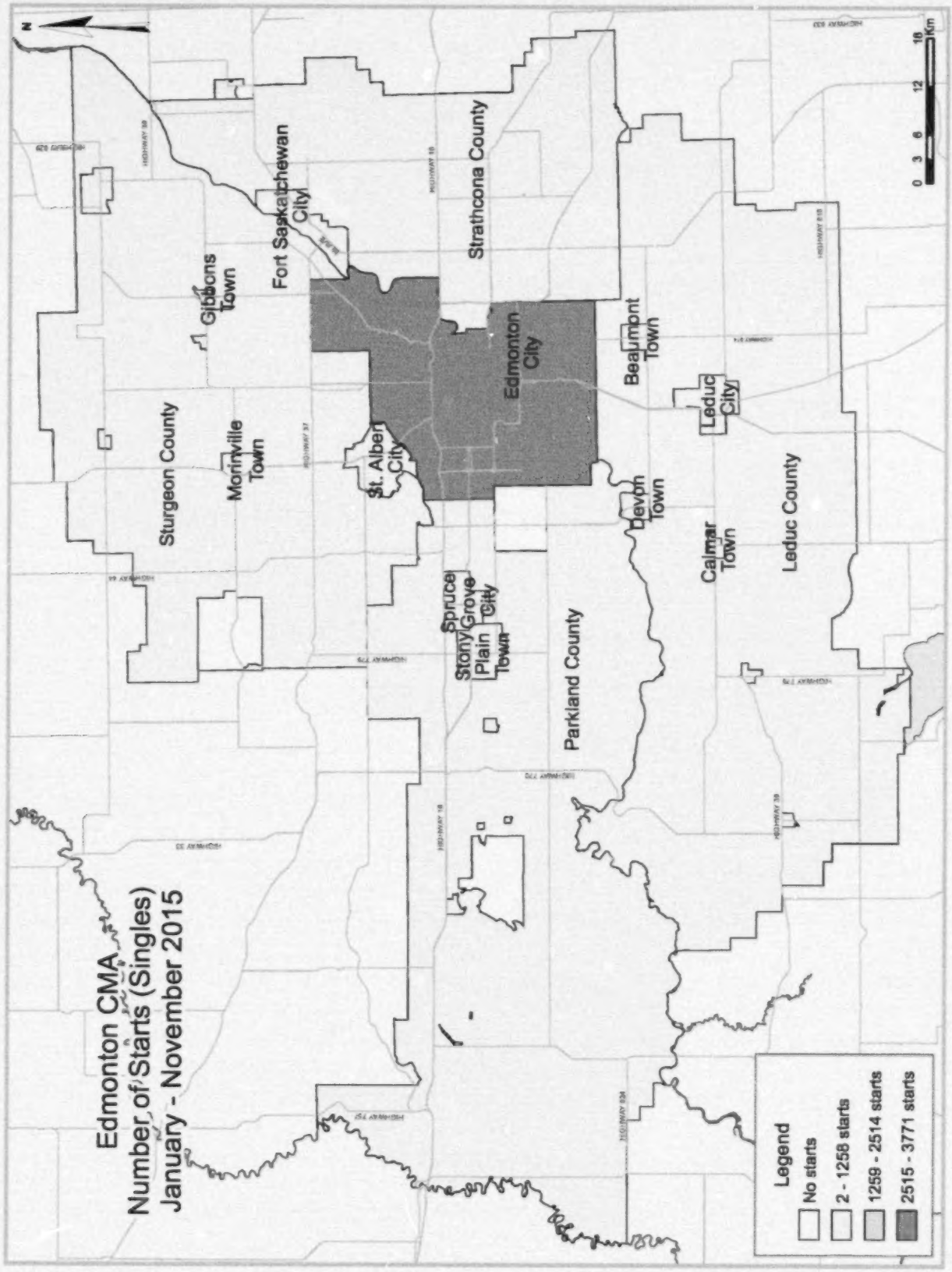
www.schl.ca/observateur

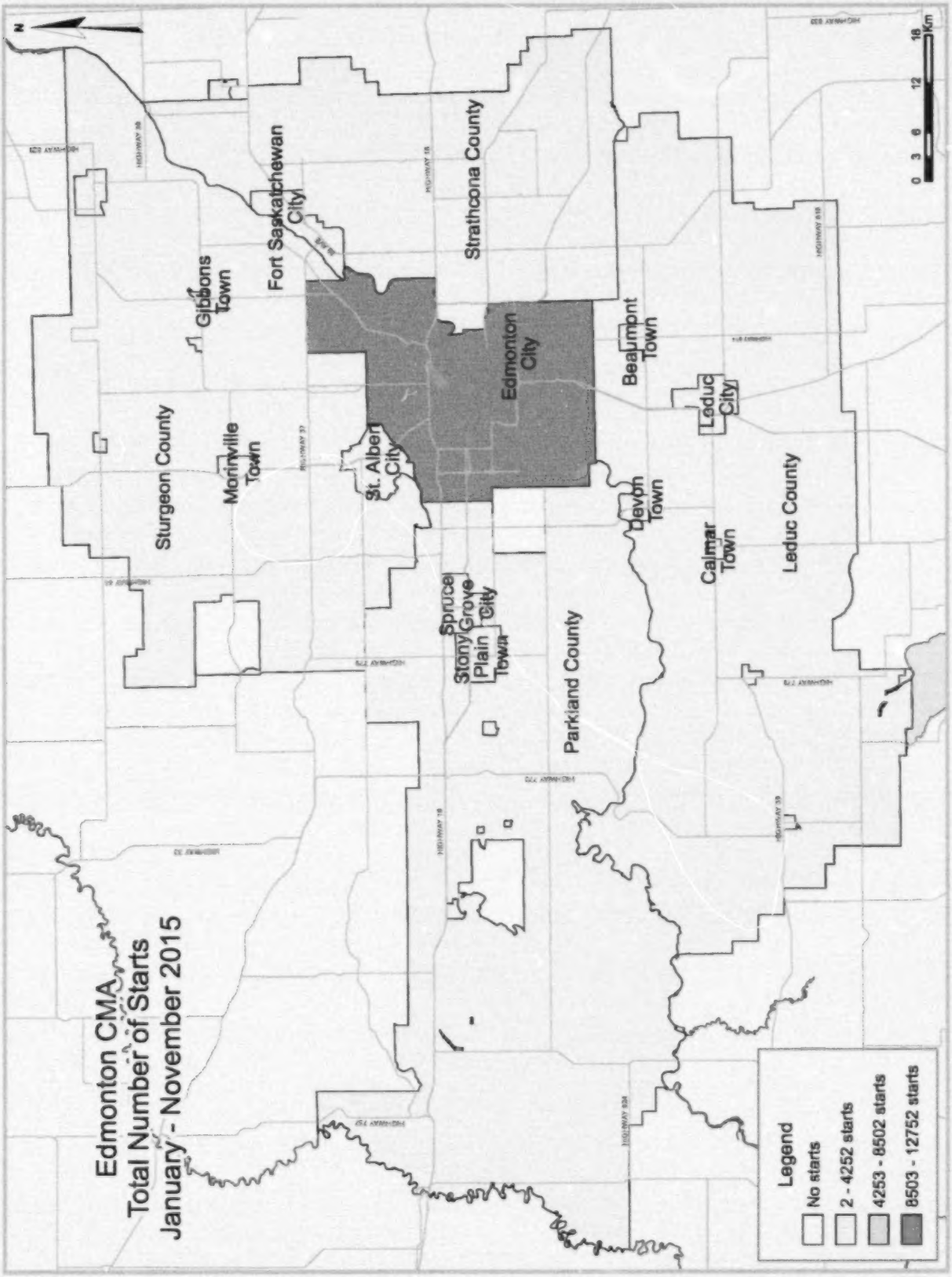

Edmonton CMA
Number of Starts (Multiples)
November 2015
Legend
No starts
3 - 416 starts
417 - 830 starts
831 - 1244 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 km


Edmonton CMA
Number of Starts (Singles)
November 2015
N
0 3 6 12 18 Km
Legend
No starts
2 - 100 starts
101 - 198 starts
199 - 297 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
November 2015
Legend
No starts
5 - 517 starts
518 - 1029 starts
1030 - 1541 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - November 2015
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 2995 starts
2996 - 5988 starts
5989 - 8981 starts


Edmonton CMA
Number of Starts (Singles)
January - November 2015
Legend
No starts
2 - 1258 starts
1259 - 2514 starts
2515 - 3771 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - November 2015
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 4252 starts
4253 - 8502 starts
8503 - 12752 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2015		
Edmonton CMA[1]	October 2015	November 2015
Trend[2]	15,023	16,019
SAAR	12,463	20,372
	November 2014	November 2015
Actual		
November - Single-Detached	641	409
November - Multiples	860	1,312
November - Total	1,501	1,721
January to November - Single-Detached	6,304	5,424
January to November - Multiples	6,482	10,903
January to November - Total	12,786	16,327

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2015	409	176	29	0	108	646	27	326	1,721
November 2014	639	210	20	2	69	162	56	343	1,501
% Change	-36.0	-16.2	45.0	-100.0	56.5	**	-51.8	-5.0	14.7
Year-to-date 2015	5,396	2,146	668	26	1,176	4,168	239	2,508	16,327
Year-to-date 2014	6,299	2,352	396	4	764	1,501	65	1,405	12,786
% Change	-14.3	-8.8	68.7	**	53.9	177.7	**	78.5	27.7
UNDER CONSTRUCTION									
November 2015	3,683	1,542	433	6	973	5,544	322	3,040	15,543
November 2014	4,709	1,784	389	9	981	4,014	89	2,769	14,744
% Change	-21.8	-13.6	11.3	-33.3	-0.8	38.1	**	9.8	5.4
COMPLETIONS									
November 2015	673	256	69	1	87	395	32	182	1,695
November 2014	599	246	53	0	116	399	4	134	1,551
% Change	12.4	4.1	30.2	n/a	-25.0	-1.0	**	35.8	9.3
Year-to-date 2015	6,392	2,226	545	14	1,098	2,334	135	2,424	15,168
Year-to-date 2014	5,539	1,898	351	1	729	1,235	16	2,170	11,939
% Change	15.4	17.3	55.3	**	50.6	89.0	**	11.7	27.0
COMPLETED & NOT ABSORBED									
November 2015	687	326	45	0	66	294	n/a	n/a	1,418
November 2014	531	207	22	1	55	167	n/a	n/a	983
% Change	29.4	57.5	104.5	-100.0	20.0	76.0	n/a	n/a	44.3
ABSORBED									
November 2015	607	215	57	1	89	327	n/a	n/a	1,296
November 2014	571	193	39	0	129	398	n/a	n/a	1,330
% Change	6.3	11.4	46.2	n/a	-31.0	-17.8	n/a	n/a	-2.6
Year-to-date 2015	6,226	2,128	410	15	1,050	2,172	n/a	n/a	12,001
Year-to-date 2014	5,626	1,898	349	1	822	1,334	n/a	n/a	10,030
% Change	10.7	12.1	17.5	**	27.7	62.8	n/a	n/a	19.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
November 2015	297	152	25	0	102	643	0	322	1,541
November 2014	442	164	20	0	15	162	0	253	1,056
Beaumont Town									
November 2015	13	2	0	0	0	0	22	0	37
November 2014	9	6	0	0	0	0	0	0	15
Devon Town									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
November 2015	5	8	0	0	0	0	5	0	18
November 2014	30	4	0	1	17	0	0	0	52
Leduc City									
November 2015	18	0	0	0	0	0	0	0	18
November 2014	23	12	0	0	8	0	56	90	189
Leduc County									
November 2015	7	0	0	0	0	0	0	0	7
November 2014	15	0	0	0	0	0	0	0	15
Morinville Town									
November 2015	2	0	0	0	0	3	0	0	5
November 2014	14	0	0	0	0	0	0	0	14
Parkland County									
November 2015	15	0	0	0	0	0	0	0	15
November 2014	26	0	0	0	0	0	0	0	26
Spruce Grove City									
November 2015	7	12	4	0	0	0	0	0	23
November 2014	22	22	0	0	17	0	0	0	61
St. Albert City									
November 2015	17	2	0	0	2	0	0	0	21
November 2014	13	2	0	0	0	0	0	0	15
Stony Plain Town									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	6	0	0	0	0	0	0	0	6
Strathcona County									
November 2015	18	0	0	0	4	0	0	0	22
November 2014	9	0	0	1	12	0	0	0	22
Sturgeon County									
November 2015	7	0	0	0	0	0	0	0	7
November 2014	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
November 2015	3	0	0	0	0	0	0	4	7
November 2014	10	0	0	0	0	0	0	0	10
First Nations									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
November 2015	409	176	29	0	108	646	27	326	1,721
November 2014	639	210	20	2	69	162	56	343	1,501

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
November 2015	2,465	1,170	350	4	806	4,652	103	2,590	12,140
November 2014	3,176	1,300	307	7	708	3,603	5	1,963	11,069
Beaumont Town									
November 2015	146	38	12	0	0	8	65	63	332
November 2014	113	28	4	0	0	0	0	0	145
Devon Town									
November 2015	3	2	0	0	0	0	0	0	5
November 2014	6	2	0	0	0	0	0	0	8
Fort Saskatchewan City									
November 2015	81	66	3	0	26	0	73	48	297
November 2014	158	74	4	1	50	0	0	0	287
Leduc City									
November 2015	171	40	29	0	26	160	4	90	520
November 2014	240	140	32	0	23	160	80	90	765
Leduc County									
November 2015	111	0	0	0	0	0	0	0	111
November 2014	128	0	0	0	0	0	0	0	128
Morinville Town									
November 2015	35	18	0	0	0	3	0	36	92
November 2014	56	2	3	0	4	0	0	73	138
Parkland County									
November 2015	117	0	0	0	0	0	0	0	117
November 2014	113	4	0	0	0	0	0	0	117
Spruce Grove City									
November 2015	106	124	35	0	27	140	0	0	432
November 2014	197	144	39	0	48	0	0	247	675
St. Albert City									
November 2015	109	36	0	0	48	119	2	110	424
November 2014	121	14	0	0	56	193	0	188	572
Stony Plain Town									
November 2015	33	22	0	0	20	122	71	66	334
November 2014	63	40	0	0	23	0	0	0	126
Strathcona County									
November 2015	182	24	0	2	20	340	0	29	597
November 2014	186	34	0	1	69	58	0	208	556
Sturgeon County									
November 2015	83	0	0	0	0	0	0	0	83
November 2014	96	0	0	0	0	0	0	0	96
Remainder of the CMA									
November 2015	41	2	4	0	0	0	4	8	59
November 2014	56	2	0	0	0	0	4	0	62
First Nations									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
November 2015	3,683	1,542	433	6	973	5,544	322	3,040	15,543
November 2014	4,709	1,784	389	9	981	4,014	89	2,769	14,744

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
November 2015	471	186	57	1	71	337	17	134	1,274
November 2014	350	156	31	0	96	399	0	134	1,166
Beaumont Town									
November 2015	13	0	12	0	0	0	0	0	25
November 2014	17	8	0	0	0	0	0	0	25
Devon Town									
November 2015	1	0	0	0	0	0	0	0	1
November 2014	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2015	25	20	0	0	0	0	15	48	108
November 2014	30	8	0	0	6	0	0	0	44
Leduc City									
November 2015	29	4	0	0	0	0	0	0	33
November 2014	28	8	4	0	6	0	4	0	50
Leduc County									
November 2015	20	0	0	0	0	0	0	0	20
November 2014	10	0	0	0	0	0	0	0	10
Morinville Town									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Parkland County									
November 2015	25	2	0	0	0	0	0	0	27
November 2014	35	0	0	0	0	0	0	0	35
Spruce Grove City									
November 2015	28	26	0	0	0	0	0	0	54
November 2014	55	34	12	0	0	0	0	0	101
St. Albert City									
November 2015	13	2	0	0	8	0	0	0	23
November 2014	28	2	0	0	6	0	0	0	36
Stony Plain Town									
November 2015	7	2	0	0	0	0	0	0	9
November 2014	17	18	6	0	0	0	0	0	41
Strathcona County									
November 2015	28	14	0	0	8	58	0	0	108
November 2014	16	12	0	0	2	0	0	0	30
Sturgeon County									
November 2015	8	0	0	0	0	0	0	0	8
November 2014	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
November 2015	5	0	0	0	0	0	0	0	5
November 2014	7	0	0	0	0	0	0	0	7
First Nations									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
November 2015	673	256	69	1	87	395	32	182	1,695
November 2014	599	246	53	0	116	399	4	134	1,551

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
November 2015	376	164	27	0	25	260	n/a	n/a	852
November 2014	258	130	12	1	28	125	n/a	n/a	554
Beaumont Town									
November 2015	20	0	10	0	0	0	n/a	n/a	30
November 2014	17	0	0	0	0	0	n/a	n/a	17
Devon Town									
November 2015	1	0	0	0	0	0	n/a	n/a	1
November 2014	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
November 2015	64	44	2	0	1	0	n/a	n/a	111
November 2014	52	12	0	0	1	0	n/a	n/a	65
Leduc City									
November 2015	51	15	0	0	2	0	n/a	n/a	68
November 2014	32	6	1	0	0	0	n/a	n/a	39
Leduc County									
November 2015	6	0	0	0	0	0	n/a	n/a	6
November 2014	7	0	0	0	0	0	n/a	n/a	7
Morinville Town									
November 2015	7	0	0	0	0	0	n/a	n/a	7
November 2014	2	0	0	0	0	0	n/a	n/a	2
Parkland County									
November 2015	9	0	0	0	0	0	n/a	n/a	9
November 2014	10	2	0	0	0	0	n/a	n/a	12
Spruce Grove City									
November 2015	59	65	0	0	6	28	n/a	n/a	158
November 2014	56	27	3	0	3	42	n/a	n/a	131
St. Albert City									
November 2015	32	9	0	0	4	0	n/a	n/a	45
November 2014	40	3	0	0	4	0	n/a	n/a	47
Stony Plain Town									
November 2015	22	19	6	0	5	0	n/a	n/a	52
November 2014	20	19	6	0	9	0	n/a	n/a	54
Strathcona County									
November 2015	33	10	0	0	23	6	n/a	n/a	72
November 2014	32	8	0	0	10	0	n/a	n/a	50
Sturgeon County									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
November 2015	7	0	0	0	0	0	n/a	n/a	7
November 2014	5	0	0	0	0	0	n/a	n/a	5
First Nations									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
November 2015	687	326	45	0	66	294	n/a	n/a	1,418
November 2014	531	207	22	1	55	167	n/a	n/a	983

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
November 2015	421	156	52	1	70	275	n/a	n/a	975
November 2014	350	136	23	0	98	395	n/a	n/a	1,002
Beaumont Town									
November 2015	13	0	5	0	0	0	n/a	n/a	18
November 2014	20	8	1	0	0	0	n/a	n/a	29
Devon Town									
November 2015	1	0	0	0	0	0	n/a	n/a	1
November 2014	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
November 2015	20	11	0	0	0	0	n/a	n/a	31
November 2014	21	7	0	0	6	0	n/a	n/a	34
Leduc City									
November 2015	31	5	0	0	7	0	n/a	n/a	43
November 2014	26	6	5	0	13	0	n/a	n/a	50
Leduc County									
November 2015	19	0	0	0	0	0	n/a	n/a	19
November 2014	10	0	0	0	0	0	n/a	n/a	10
Morinville Town									
November 2015	1	0	0	0	0	0	n/a	n/a	1
November 2014	0	0	0	0	0	0	n/a	n/a	0
Parkland County									
November 2015	21	2	0	0	0	0	n/a	n/a	23
November 2014	35	0	0	0	0	0	n/a	n/a	35
Spruce Grove City									
November 2015	22	22	0	0	0	0	n/a	n/a	44
November 2014	44	22	10	0	2	3	n/a	n/a	81
St. Albert City									
November 2015	10	2	0	0	7	0	n/a	n/a	19
November 2014	24	1	0	0	8	0	n/a	n/a	33
Stony Plain Town									
November 2015	10	3	0	0	0	0	n/a	n/a	13
November 2014	13	2	0	0	0	0	n/a	n/a	15
Strathcona County									
November 2015	29	14	0	0	5	52	n/a	n/a	100
November 2014	14	11	0	0	2	0	n/a	n/a	27
Sturgeon County									
November 2015	8	0	0	0	0	0	n/a	n/a	8
November 2014	6	0	0	0	0	0	n/a	n/a	6
Remainder of the CMA									
November 2015	1	0	0	0	0	0	n/a	n/a	1
November 2014	8	0	0	0	0	0	n/a	n/a	8
First Nations									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
November 2015	607	215	57	1	89	327	n/a	n/a	1,296
November 2014	571	193	39	0	129	398	n/a	n/a	1,330

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Edmonton City	297	442	156	164	123	35	965	415	1,541	1,056	45.9
Beaumont Town	13	9	2	6	22	0	0	0	37	15	146.7
Calmar Town	0	7	0	0	0	0	0	0	0	7	-100.0
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	5	31	8	6	5	15	0	0	18	52	-65.4
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	18	23	0	12	0	64	0	90	18	189	-90.5
Leduc County	7	15	0	0	0	0	0	0	7	15	-53.3
Morinville Town	2	14	0	0	0	0	3	0	5	14	-64.3
Parkland County	15	26	0	0	0	0	0	0	15	26	-42.3
Spruce Grove City	7	22	12	22	4	17	0	0	23	61	-62.3
St. Albert City	17	13	4	2	0	0	0	0	21	15	40.0
Stony Plain Town	0	6	0	0	0	0	0	0	0	6	-100.0
Strathcona County	18	10	0	12	4	0	0	0	22	22	0.0
Sturgeon County	7	19	0	0	0	0	0	0	7	19	-63.2
Remainder of the CMA	3	1	0	0	0	0	4	0	7	1	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	409	641	182	224	158	131	972	505	1,721	1,501	14.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	3,771	4,370	1,684	1,736	1,549	680	5,748	2,201	12,752	8,987	41.9
Beaumont Town	151	122	38	40	92	7	134	0	415	169	145.6
Calmar Town	11	33	0	0	4	0	0	0	15	33	-54.5
Devon Town	5	6	2	2	0	0	0	0	7	8	-12.5
Fort Saskatchewan City	159	260	142	124	84	44	96	0	481	428	12.4
Gibbons Town	2	9	0	0	0	0	0	0	2	9	-77.8
Leduc City	190	259	54	162	67	146	14	90	325	657	-50.5
Leduc County	125	105	0	0	0	0	0	0	125	105	19.0
Morinville Town	42	62	18	2	4	7	3	36	67	107	-37.4
Parkland County	144	162	0	6	0	0	0	0	144	168	-14.3
Spruce Grove City	213	305	180	194	49	116	72	104	514	719	-28.5
St. Albert City	156	178	48	62	5	22	16	231	225	493	-54.4
Stony Plain Town	80	94	52	64	49	28	216	0	397	186	113.4
Strathcona County	248	209	100	114	4	18	369	208	721	549	31.3
Sturgeon County	101	110	0	0	0	0	0	0	101	110	-8.2
Remainder of the CMA	26	20	2	2	0	0	8	36	36	58	-37.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	5,424	6,304	2,320	2,508	1,907	1,068	6,676	2,906	16,327	12,786	27.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Edmonton City	123	35	0	0	643	162	322	253
Beaumont Town	0	0	22	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	15	5	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	8	0	56	0	0	0	90
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	3	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	17	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	4	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	131	75	27	56	646	162	326	343

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	1,440	680	109	0	3,579	1,380	2,169	821
Beaumont Town	27	7	65	0	8	0	126	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	25	44	59	0	0	0	96	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	67	82	0	64	0	0	14	90
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	7	0	0	3	0	0	36
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	49	116	0	0	72	0	0	104
St. Albert City	5	22	0	0	16	121	0	110
Stony Plain Town	49	28	0	0	150	0	66	0
Strathcona County	4	18	0	0	340	0	29	208
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	8	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,670	1,004	237	64	4,168	1,501	2,508	1,405

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Edmonton City	474	626	745	177	322	253	1,541	1,056
Beaumont Town	15	15	0	0	22	0	37	15
Calmar Town	0	7	0	0	0	0	0	7
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	13	34	0	18	5	0	18	52
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	18	35	0	8	0	146	18	189
Leduc County	7	15	0	0	0	0	7	15
Morinville Town	2	14	3	0	0	0	5	14
Parkland County	15	26	0	0	0	0	15	26
Spruce Grove City	23	44	0	17	0	0	23	61
St. Albert City	19	15	2	0	0	0	21	15
Stony Plain Town	0	6	0	0	0	0	0	6
Strathcona County	18	9	4	13	0	0	22	22
Sturgeon County	7	19	0	0	0	0	7	19
Remainder of the CMA	3	1	0	0	4	0	7	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	614	869	754	233	353	399	1,721	1,501

Table 2.5: Starts by Submarket and by Intended Market
January - November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	5,867	6,303	4,607	1,862	2,278	822	12,752	8,987
Beaumont Town	216	169	8	0	191	0	415	169
Calmar Town	11	33	0	0	4	0	15	33
Devon Town	7	8	0	0	0	0	7	8
Fort Saskatchewan City	300	371	26	57	155	0	481	428
Gibbons Town	2	9	0	0	0	0	2	9
Leduc City	274	462	37	41	14	154	325	657
Leduc County	125	105	0	0	0	0	125	105
Morinville Town	60	67	7	4	0	36	67	107
Parkland County	144	168	0	0	0	0	144	168
Spruce Grove City	432	576	82	39	0	104	514	719
St. Albert City	196	200	27	183	2	110	225	493
Stony Plain Town	135	164	196	22	66	0	397	186
Strathcona County	312	280	380	61	29	208	721	549
Sturgeon County	101	110	0	0	0	0	101	110
Remainder of the CMA	28	22	0	0	8	36	36	58
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	8,210	9,047	5,370	2,269	2,747	1,470	16,327	12,786

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Edmonton City	472	350	190	166	141	117	471	533	1,274	1,166	9.3
Beaumont Town	13	17	0	8	12	0	0	0	25	25	0.0
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	25	30	20	14	15	0	48	0	108	44	145.5
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	29	28	4	8	0	14	0	0	33	50	-34.0
Leduc County	20	10	0	0	0	0	0	0	20	10	100.0
Morinville Town	0	0	0	0	0	0	0	0	0	0	n/a
Parkland County	25	35	2	0	0	0	0	0	27	35	-22.9
Spruce Grove City	28	55	26	34	0	12	0	0	54	101	-46.5
St. Albert City	13	28	10	8	0	0	0	0	23	36	-36.1
Stony Plain Town	7	17	2	18	0	6	0	0	9	41	-78.0
Strathcona County	28	16	22	14	0	0	58	0	108	30	**
Sturgeon County	8	6	0	0	0	0	0	0	8	6	33.3
Remainder of the CMA	4	7	0	0	0	0	0	0	4	7	-42.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	674	599	276	270	168	149	577	533	1,695	1,551	9.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	4,428	3,723	1,666	1,478	1,304	584	4,033	2,569	11,431	8,354	36.8
Beaumont Town	121	128	24	50	16	42	0	104	161	324	-50.3
Calmar Town	23	17	0	0	0	0	0	0	23	17	35.3
Devon Town	8	2	0	0	0	0	0	0	8	2	**
Fort Saskatchewan City	226	235	146	90	37	0	48	142	457	467	-2.1
Gibbons Town	7	17	0	0	0	0	0	0	7	17	-58.8
Leduc City	251	233	112	78	141	103	14	0	518	414	25.1
Leduc County	140	89	0	0	0	0	0	0	140	89	57.3
Morinville Town	68	35	2	0	11	16	0	0	81	51	58.8
Parkland County	150	192	6	2	0	0	0	0	156	194	-19.6
Spruce Grove City	322	275	214	166	57	112	247	92	840	645	30.2
St. Albert City	180	160	52	62	7	0	150	428	389	650	-40.2
Stony Plain Town	93	80	50	40	15	24	0	34	158	178	-11.2
Strathcona County	251	224	120	110	20	37	266	0	657	371	77.1
Sturgeon County	116	103	0	0	0	0	0	0	116	103	12.6
Remainder of the CMA	24	27	2	0	0	0	0	36	26	63	-58.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	6,408	5,540	2,391	2,076	1,608	918	4,758	3,405	15,168	11,939	27.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Edmonton City	124	117	17	0	337	399	134	134
Beaumont Town	12	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	15	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	10	0	4	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	12	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	6	0	0	0	0	0	0
Strathcona County	0	0	0	0	58	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	136	145	32	4	395	399	182	134

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	1,274	578	30	6	2,276	1,143	1,757	1,426
Beaumont Town	16	42	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	33	0	0	0	48	142
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	73	99	68	4	0	0	14	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	11	16	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	57	112	0	0	0	92	247	0
St. Albert City	7	0	0	0	0	0	150	428
Stony Plain Town	15	24	0	0	0	0	0	34
Strathcona County	20	37	0	0	58	0	208	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,477	908	131	10	2,334	1,235	2,424	2,170

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Edmonton City	714	537	409	495	151	134	1,274	1,166
Beaumont Town	25	25	0	0	0	0	25	25
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	45	38	0	6	63	0	108	44
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	33	40	0	6	0	4	33	50
Leduc County	20	10	0	0	0	0	20	10
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	27	35	0	0	0	0	27	35
Spruce Grove City	54	101	0	0	0	0	54	101
St. Albert City	15	30	8	6	0	0	23	36
Stony Plain Town	9	41	0	0	0	0	9	41
Strathcona County	42	28	66	2	0	0	108	30
Sturgeon County	8	6	0	0	0	0	8	6
Remainder of the CMA	4	7	0	0	0	0	4	7
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	998	898	483	515	214	138	1,695	1,551

Table 3.5: Completions by Submarket and by Intended Market
January - November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	6,466	5,247	3,174	1,669	1,791	1,438	11,431	8,354
Beaumont Town	161	220	0	0	0	104	161	324
Calmar Town	23	17	0	0	0	0	23	17
Devon Town	8	2	0	0	0	0	8	2
Fort Saskatchewan City	365	317	11	8	81	142	457	467
Gibbons Town	7	17	0	0	0	0	7	17
Leduc City	400	375	36	35	82	4	518	414
Leduc County	140	89	0	0	0	0	140	89
Morinville Town	73	47	8	4	0	0	81	51
Parkland County	156	194	0	0	0	0	156	194
Spruce Grove City	559	535	34	110	247	0	840	645
St. Albert City	204	172	35	50	150	428	389	650
Stony Plain Town	143	126	15	18	0	34	158	178
Strathcona County	316	300	133	71	208	0	657	371
Sturgeon County	116	103	0	0	0	0	116	103
Remainder of the CMA	26	27	0	0	0	36	26	63
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	9,163	7,788	3,446	1,965	2,559	2,186	15,168	11,939

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
November 2015	58	13.8	122	29.0	113	26.9	71	16.9	56	13.3	420	530,000	586,743
November 2014	70	20.3	95	27.6	85	24.7	30	8.7	64	18.6	344	510,000	690,413
Year-to-date 2015	463	10.8	1,031	24.1	1,285	30.1	689	16.1	805	18.8	4,273	545,000	618,344
Year-to-date 2014	781	20.9	1,166	31.2	945	25.3	352	9.4	498	13.3	3,742	495,000	573,698
Beaumont Town													
November 2015	3	23.1	4	30.8	5	38.5	1	7.7	0	0.0	13	500,000	488,686
November 2014	4	20.0	6	30.0	8	40.0	0	0.0	2	10.0	20	482,500	505,954
Year-to-date 2015	18	15.3	38	32.2	37	31.4	21	17.8	4	3.4	118	510,000	516,473
Year-to-date 2014	23	15.6	62	42.2	51	34.7	6	4.1	5	3.4	147	470,000	489,919
Calmar Town													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	15	71.4	3	14.3	3	14.3	0	0.0	0	0.0	21	0	397,211
Year-to-date 2014	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	0	339,066
Devon Town													
November 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	2	33.3	0	0.0	3	50.0	0	0.0	1	16.7	6	0	0
Year-to-date 2014	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	0	0
Fort Saskatchewan City													
November 2015	2	10.0	9	45.0	5	25.0	1	5.0	3	15.0	20	497,500	544,620
November 2014	2	9.5	7	33.3	7	33.3	2	9.5	3	14.3	21	515,000	575,281
Year-to-date 2015	32	15.2	87	41.4	49	23.3	22	10.5	20	9.5	210	480,000	523,775
Year-to-date 2014	40	18.5	97	44.9	50	23.1	14	6.5	15	6.9	216	465,000	509,642
Gibbons Town													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	0	0
Year-to-date 2014	15	88.2	2	11.8	0	0.0	0	0.0	0	0.0	17	0	384,500
Leduc City													
November 2015	11	35.5	11	35.5	6	19.4	3	9.7	0	0.0	31	420,000	454,221
November 2014	5	19.2	14	53.8	6	23.1	1	3.8	0	0.0	26	445,000	449,729
Year-to-date 2015	73	30.0	92	37.9	56	23.0	17	7.0	5	2.1	243	447,500	463,519
Year-to-date 2014	92	39.3	80	34.2	48	20.5	13	5.6	1	0.4	234	422,500	434,435
Leduc County													
November 2015	8	42.1	4	21.1	4	21.1	1	5.3	2	10.5	19	470,000	481,659
November 2014	1	10.0	1	10.0	3	30.0	3	30.0	2	20.0	10	605,000	600,782
Year-to-date 2015	40	28.6	26	18.6	23	16.4	16	11.4	35	25.0	140	507,500	542,916
Year-to-date 2014	11	12.6	21	24.1	14	16.1	25	28.7	16	18.4	87	600,000	570,886
Morinville Town													
November 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	29	46.8	28	45.2	4	6.5	1	1.6	0	0.0	62	410,000	416,251
Year-to-date 2014	21	43.8	24	50.0	3	6.3	0	0.0	0	0.0	48	440,000	418,879

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
November 2015	1	25.0	0	0.0	0	0.0	2	50.0	1	25.0	4	0	0
November 2014	1	7.7	0	0.0	2	15.4	4	30.8	6	46.2	13	655,000	697,672
Year-to-date 2015	6	11.8	2	3.9	1	2.0	7	13.7	35	68.6	51	800,000	848,428
Year-to-date 2014	12	15.8	4	5.3	6	7.9	12	15.8	42	55.3	76	765,000	794,985
Spruce Grove City													
November 2015	3	13.6	9	40.9	7	31.8	2	9.1	1	4.5	22	492,500	505,433
November 2014	9	21.4	20	47.6	10	23.8	3	7.1	0	0.0	42	477,500	477,362
Year-to-date 2015	61	19.7	114	36.9	76	24.6	34	11.0	24	7.8	309	490,000	508,183
Year-to-date 2014	67	27.5	101	41.4	49	20.1	19	7.8	8	3.3	244	465,000	469,384
St. Albert City													
November 2015	0	0.0	1	10.0	6	60.0	0	0.0	3	30.0	10	570,000	618,756
November 2014	0	0.0	2	9.1	5	22.7	6	27.3	9	40.9	22	672,500	752,786
Year-to-date 2015	0	0.0	16	9.1	44	25.0	33	18.8	83	47.2	176	690,000	702,427
Year-to-date 2014	2	1.3	14	9.0	48	31.0	46	29.7	45	29.0	155	622,500	674,548
Stony Plain Town													
November 2015	1	10.0	7	70.0	1	10.0	1	10.0	0	0.0	10	445,000	463,966
November 2014	7	58.3	2	16.7	2	16.7	0	0.0	1	8.3	12	397,500	489,530
Year-to-date 2015	21	24.4	41	47.7	12	14.0	7	8.1	5	5.8	86	450,000	483,536
Year-to-date 2014	27	37.0	20	27.4	16	21.9	0	0.0	10	13.7	73	450,000	513,194
Strathcona County													
November 2015	0	0.0	3	10.7	13	46.4	5	17.9	7	25.0	28	587,500	680,500
November 2014	0	0.0	4	30.8	5	38.5	0	0.0	4	30.8	13	530,000	834,615
Year-to-date 2015	6	2.6	51	21.7	92	39.1	23	9.8	63	26.8	235	565,000	704,690
Year-to-date 2014	6	2.8	44	20.4	89	41.2	30	13.9	47	21.8	216	555,000	746,759
Sturgeon County													
November 2015	1	16.7	1	16.7	2	33.3	1	16.7	1	16.7	6	0	580,833
November 2014	4	80.0	0	0.0	0	0.0	0	0.0	1	20.0	5	0	375,000
Year-to-date 2015	13	12.6	16	15.5	23	22.3	16	15.5	35	34.0	103	600,000	639,267
Year-to-date 2014	18	19.8	11	12.1	17	18.7	21	23.1	24	26.4	91	590,000	614,182
Remainder of the CMA													
November 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
November 2014	6	85.7	0	0.0	0	0.0	0	0.0	1	14.3	7	0	0
Year-to-date 2015	12	66.7	3	16.7	0	0.0	1	5.6	2	11.1	18	0	0
Year-to-date 2014	14	60.9	2	8.7	1	4.3	3	13.0	3	13.0	23	0	631,250
First Nations													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
November 2015	89	15.2	172	29.4	163	27.8	88	15.0	74	12.6	586	525,000	571,711
November 2014	109	20.4	151	28.2	133	24.9	49	9.2	93	17.4	535	505,000	643,672
Year-to-date 2015	794	13.1	1,552	25.6	1,708	28.2	887	14.6	1,117	18.4	6,058	535,000	601,881
Year-to-date 2014	1,146	21.3	1,651	30.6	1,338	24.8	541	10.0	714	13.2	5,390	495,000	567,005

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2015						
Submarket	**Nov 2015**	**Nov 2014**	**% Change**	**YTD 2015**	**YTD 2014**	**% Change**
Edmonton City	586,743	690,413	-15.0	618,344	573,698	7.8
Beaumont Town	488,686	505,954	-3.4	516,473	489,919	5.4
Calmar Town	-	-	n/a	397,211	339,066	17.1
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	544,620	575,281	-5.3	523,775	509,642	2.8
Gibbons Town	-	-	n/a	-	384,500	n/a
Leduc City	454,221	449,729	1.0	463,519	434,435	6.7
Leduc County	481,659	600,782	-19.8	542,916	570,886	-4.9
Morinville Town	-	-	n/a	416,251	418,879	-0.6
Parkland County	-	697,672	n/a	848,428	794,985	6.7
Spruce Grove City	505,433	477,362	5.9	508,183	469,384	8.3
St. Albert City	618,756	752,786	-17.8	702,427	674,548	4.1
Stony Plain Town	463,966	489,530	-5.2	48?,536	513,194	-5.8
Strathcona County	680,500	834,615	-18.5	704,690	746,759	-5.6
Sturgeon County	580,833	375,000	54.9	639,267	614,182	4.1
Remainder of the CMA	-	-	n/a	-	631,250	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	571,711	643,672	-11.2	601,881	567,005	6.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
November 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	987	-8.2	1,565	2,282	2,538	61.7	343,545	6.2	353,907
	February	1,254	-3.6	1,579	2,178	2,362	66.9	357,061	6.8	359,851
	March	1,748	6.3	1,666	2,950	2,618	63.6	358,464	2.2	354,170
	April	2,098	14.1	1,653	3,436	2,701	61.2	362,586	3.9	354,615
	May	2,235	3.9	1,711	3,869	2,718	63.0	368,345	5.0	356,736
	June	2,188	6.6	1,673	3,384	2,654	63.0	367,489	4.0	358,590
	July	2,081	-2.6	1,663	3,102	2,660	62.5	359,574	4.1	356,914
	August	1,736	-1.0	1,756	2,619	2,614	67.2	362,416	3.9	361,408
	September	1,778	3.9	1,684	2,519	2,480	67.9	367,381	5.0	365,470
	October	1,611	-4.2	1,704	2,334	2,661	64.0	359,579	8.2	367,794
	November	1,280	-0.9	1,784	1,590	2,638	67.6	377,885	11.2	385,964
	December	861	-6.0	1,420	1,052	2,672	53.1	355,666	2.5	364,573
2015	January	763	-22.7	1,298	2,622	2,997	43.3	368,973	7.4	379,006
	February	1,044	-16.7	1,326	2,731	2,943	45.1	359,392	0.7	365,258
	March	1,641	-6.1	1,471	3,578	2,974	49.5	371,118	3.5	365,436
	April	1,820	-13.3	1,495	3,788	2,960	50.5	373,526	3.0	367,011
	May	1,999	-10.6	1,604	3,718	2,761	58.1	377,519	2.5	365,888
	June	2,244	2.6	1,595	3,679	2,750	58.0	375,622	2.2	366,427
	July	2,018	-3.0	1,638	3,555	2,976	55.0	369,273	2.7	367,095
	August	1,684	-3.0	1,614	3,259	3,156	51.1	366,286	1.1	365,142
	September	1,632	-8.2	1,541	3,111	3,095	49.8	363,847	-1.0	363,770
	October	1,349	-16.3	1,511	2,554	2,948	51.3	369,793	2.8	376,168
	November	1,224	-4.4	1,589	2,093	3,209	49.5	365,245	-3.3	371,384
	December									
	Q3 2014	5,595	-0.1		8,240			362,937	4.3	
	Q3 2015	5,334	-4.7		9,925			366,670	1.0	
	YTD 2014	18,996	1.9		30,263			362,974	5.2	
	YTD 2015	17,418	-8.3		34,688			370,010	1.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2015

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	90.8	129.6	736	5.4	73.6	1,068
	February	595	3.14	5.24	90.9	130.4	740	4.9	73.4	1,076
	March	581	3.14	4.99	90.9	132.5	743	4.7	73.4	1,070
	April	570	3.14	4.79	90.7	131.9	747	4.9	73.7	1,068
	May	570	3.14	4.79	91.0	132.1	745	5.4	73.7	1,068
	June	570	3.14	4.79	91.1	132.1	745	5.6	73.6	1,068
	July	570	3.14	4.79	91.1	132.4	744	5.4	73.1	1,066
	August	570	3.14	4.79	91.3	132.2	741	5.3	72.6	1,063
	September	570	3.14	4.79	91.5	132.3	740	5.4	72.4	1,072
	October	570	3.14	4.79	91.5	132.8	744	5.3	72.6	1,072
	November	570	3.14	4.79	91.6	131.9	745	5.2	72.5	1,065
	December	570	3.14	4.79	91.6	131.1	748	4.8	72.3	1,058
2015	January	570	3.14	4.79	91.4	130.5	749	4.8	72.3	1,056
	February	567	2.89	4.74	91.6	131.6	754	4.8	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	756	5.3	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	754	5.8	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	751	6.3	73.1	1,103
	June	561	2.89	4.64	91.5	134.1	753	5.9	72.8	1,113
	July	561	2.89	4.64	91.5	134.1	753	5.7	72.4	1,115
	August	561	2.89	4.64	91.5	134.7	756	5.5	72.4	1,109
	September	561	2.89	4.64	91.5	134.4	760	5.9	73.0	1,105
	October	561	2.89	4.64	91.8	134.8	767	6.0	73.6	1,105
	November	561	3.14	4.64		134.5	774	6.1	74.3	1,099
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

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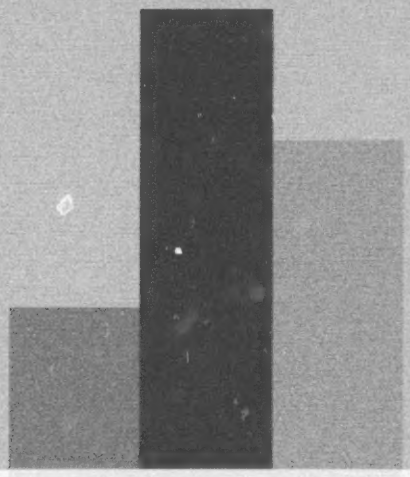

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